102.0	0005	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	733,700 / 733,700
					USE VALUE:	733,700 / 733,700
					ASSESSED:	733,700 / 733,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KONDRASHOV ANDREW &
Owner 2:	SOLOVYEVA OLGA
Owner 3:	
Street 1:	32 TERESA CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUPONT DEANNE B -
Owner 2:	LANDSKOV DAVID L -
Street 1:	32 OLDHAM ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,325 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1964, having primarily Vinyl Exterior and 1590 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8325.000	264,900		468,800	733,700
Total Card	0.191	264,900		468,800	733,700
Total Parcel	0.191	264,900		468,800	733,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.45 | /Parcel: 461.4

Legal Description

User Acct 66163

GIS Ref

GIS Ref

Insp Date 11/01/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0005-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,900	0	8,325.	468,800	733,700	733,700	Year End Roll	12/18/2019
2019	101	FV	234,300	0	8,325.	475,500	709,800	709,800	Year End Roll	1/3/2019
2018	101	FV	234,300	0	8,325.	355,000	589,300	589,300	Year End Roll	12/20/2017
2017	101	FV	233,400	0	8,325.	321,500	554,900	554,900	Year End Roll	1/3/2017
2016	101	FV	233,400	0	8,325.	308,100	541,500	541,500	Year End	1/4/2016
2015	101	FV	214,000	0	8,325.	261,200	475,200	475,200	Year End Roll	12/11/2014
2014	101	FV	214,000	0	8,325.	247,800	461,800	461,800	Year End Roll	12/16/2013
2013	101	FV	214,000	0	8,325.	235,800	449,800	449,800		12/13/2012

!8193!

PRINT

Date	Time
12/10/20	22:46:22

LAST REV

Date	Time
06/20/17	08:59:07
danam	

PAT ACCT. 8193

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUPONT DEANNE B	66532-247		12/15/2015		595,000	No	No		
DUPONT DEANNE B	51483-439		7/25/2008	Family	1	No	No		
DE CARO SALLY	41706-307		12/30/2003		460,000	No	No		
DUPONT DEANNE	51483-439		7/25/1988		1	No	No		
	12900-598		12/1/1975		42,000	No	No		N

USER DEFINED

Prior Id # 1:	66163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2016	80	Redo Bat	10,000		1/21/2016			reno bath
12/20/2012	1678	Manual	26,540	C				
8/14/2012	1029	Re-Roof	7,630					

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2016	Inspected	DGM	D Mann
10/26/2016	Permit Visit	DGM	D Mann
10/26/2016	Measured	DGM	D Mann
10/26/2016	Permit Visit	DGM	D Mann
4/1/2016	SQ Returned	MM	Mary M
4/10/2013	Info Fm Prmt	MM	Mary M
4/9/2009	Measured	197	PATRIOT
5/24/2004	MLS	HC	Helen Chinal
11/3/2000	Hearing N/C	189	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8325		Sq. Ft.	Site		0	70.	0.80	5									468,828						468,800	

Total AC/HA: 0.19112 | Total SF/SM: 8325 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 468,828 | Spl Credit | Total: 468,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325485
Depreciation:	60540
Depreciated Total:	264944

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units:

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	7	4	
Totals			
0			

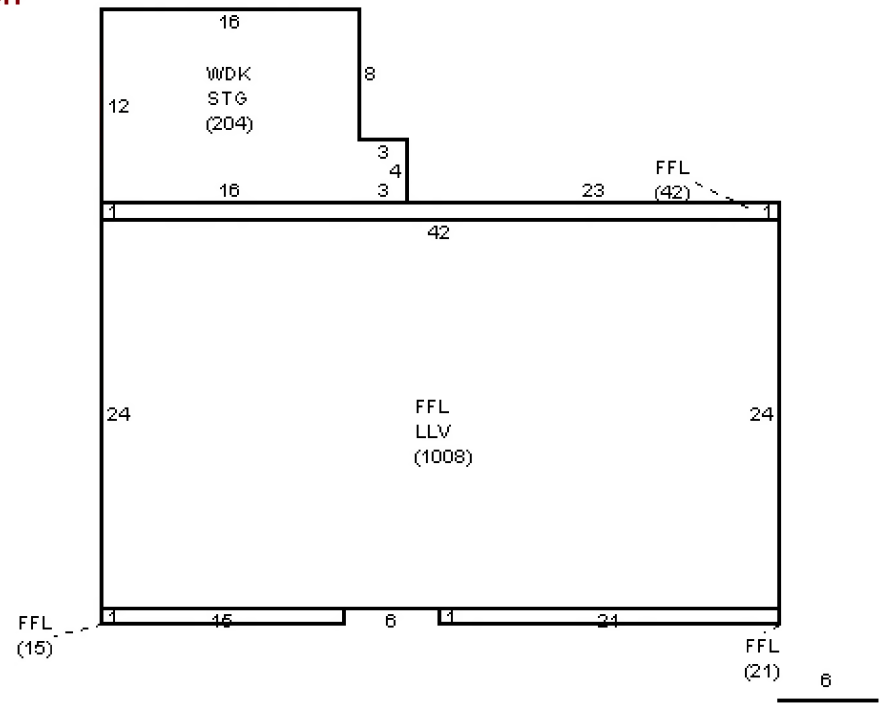
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	105.88
Final Total:	264900	Val/Su SzAd	243.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,086	128.240	139,266
LLV	Lower Level	1,008	84.400	85,071
STG	Storage	204	6.980	1,424
WDK	Deck	204	10.900	2,224

Net Sketched Area: 2,502 | Total: 227,985

Size Ad 1086 | Gross Are 2502 | FinArea 1590

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0005-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: